

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, January 18, 2022, 2021 – **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Member Notices: M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall, and M. Boeggner.
Others Noticed: T. Pinion, C. Bradley, M Krautkramer, Mayor R. Nelson, Cliff Bobholz, Dave Mitchell, Tom Greve, Yajaira Ruiz, Gary Kowalke, Jessica Horn, Linda Statz, Doug Atwell, Tyler Edwards, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve November 16, 2021 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

- a. The request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 59 of the Second Addition to Pleasant View subdivision to two side-by-side single-family attached residential dwellings in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, City of Baraboo, Sauk County, Wisconsin.
- b. The request of GVK Rentals LLC for a Conditional Use Permit to allow the operation of a Mexican Grocery Store in a B-3 Highway-Oriented Business zoning district at 507 South Blvd, City of Baraboo, Sauk County, Wisconsin.

4. New Business

- a. Consider D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 59 of the 2nd Addition to Pleasant View subdivision to two Side-By-Side Single-Family Attached Residential Dwellings, in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, City of Baraboo, Sauk County, Wisconsin.
- b. Review and approve a 2-Lot Certified Survey Map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, being Lot 59 of the 2nd Addition to Pleasant View subdivision and located in Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin
- c. Consider GVK Properties LLC's request for a Conditional Use Permit to allow the operation of a Mexican Grocery Store in a B-3 Highway-Oriented Business zoning district at 507 South Blvd, City of Baraboo, Sauk County, Wisconsin.

- d. Review and approve a two lot CSM for Tim & Jessica Horn on CTH T. Review and approve a 2-Lot Certified Survey Map for Tim & Jessica Horn in an A-1 Agricultural Transition zoning district, located in the 2600 block of Taft Avenue (CTH T) being part of the NW ¼ the NW ¼ of Section 30, T12N, R7E, in the City of Baraboo, Sauk County, Wisconsin.
- e. Consider modifying the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Doug & Theresa Atwell as part of their continuing conversion of the former School Administration Building to a single-family residence, located on the southwest corner of Oak Street and 2nd Avenue, at 101 2nd Avenue, in the City of Baraboo, Sauk County Wisconsin.
- f. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Menards, Inc. for a self-service storage facility on the vacant 8-acres lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin.
- g. Review conceptual development plan and consider establishing street names for the proposed roadways in the impending subdivision plat on the former Jackson Farm Property, located in the 1600 Block of 8th Street (STH 33) in the City of Baraboo, Sauk County, Wisconsin.

5. **Adjournment**

Mike Palm, Chairman by Mayoral Designee

Agenda prepared by Kris Denzer, 355-2730, Ext. 7309

Agenda Posted by Kris Denzer on January 13, 2022

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting November 16, 2021

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, and Dee Marshall. Matthew Boeggner was absent.

Also in attendance were Tom Pinion, Scott Zirzow, and Mikala Turner.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Marshall to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O’Neill, seconded by Kolb to approve the minutes of October 19, 2021 meeting. Motion carried unanimously.

Public Invited to Speak *(Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)* – There were no speakers.

New Business

- a. Consider General Development Plan in accordance with Steps 3 of the Planned Development for Sauk County Agricultural Society for the development and redevelopment of the Sauk County Fairgrounds, located at 700 Washington Avenue, in the City of Baraboo, Wisconsin – Pinion presented the background to the Commission. He said this is a unique situation, because there is not anything on the fairgrounds proper that would meet the definition of a principal structure. He said a principal structure is something through which everything flows on a premise. He said not one building serves that capacity. Pinion said that it is his contention, as the Zoning Administrator is it is a collection of accessory structures, and they are all accessory to the use of the premise. He said the challenge becomes trying to site the building, because under zoning standards, the building has to be able to meet the setbacks. He said accessory structures are not allowed in any front yard. Pinion then gave the definition of front yard. He said the fairgrounds has four front yards that all go back to the same point. Pinion said that he believes the cleanest way for the Ag Society to build any new building or replace any existing building is to rezone the property with a Planned Unit Development Overlay. It was moved by Kolb, seconded by O’Neill to forward to Council with a favorable recommendation for the GDP. On roll call vote for the motion, Ayes – Wedekind, Franzen, O’Neill, Kolb, Marshall, and Palm. Nay – 0, motion carried 6-0.
- b. Consider Specific Implementation Plan in accordance with Step 4 of the Planned Development for Sauk County Agricultural Society for their planned 2022 project that will include the removal of two existing animal buildings, relocation of a show ring and manure handling facility, and construction of a new Swine, Sheep, Goats, and Exotics Barn and Show Ring building on the Sauk County Fairgrounds at 700 Washington Avenue, in the City of Baraboo, Wisconsin – Kolb stated that normally with the SIP, the Commission looks at lighting, type of building materials being used, etc. It was stated that the Ag Society did have the proposed building materials in the packet, some elevations, but no color renderings. Zirzow said that the building would probably be white; however, they have not gotten that far at this time. It was stated that the project is out for bidding at this time as far as vinyl materials. Palm and Kolb said that it would be nice to see fake brick or something along the bottom of the building. Pinion said that there would be minimal, if any increase in impervious surface, the stormwater is handled on-site now, discharges to the storm system, and should not create any particular issues with that. O’Neill has about the manure. Zirzow said that it is in a storage facility and then they have a contractor farmer that comes and gets it. Pinion said that the Ag Society could submit color renderings later and they would be shared with the Commission. It was moved by Wedekind, seconded by Marshall to approve the SIP as presented. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Marshall, Palm, and Wedekind. Nay – 0, motion carried 6-0.

Adjournment - It was moved by O’Neill, seconded by Kolb to adjourn at 5:27 p.m. The motion carried unanimously.

Mike Palm
Plan Commission Chair (Mayoral Designee)

PLAN COMMISSION ITEM SUMMARY
January 18, 2022

SUBJECT: CONSIDER D MITCHELL LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 59 OF THE 2ND ADDITION TO PLEASANT VIEW SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS, IN AN R-3 THREE- AND FOUR-FAMILY RESIDENTIAL ZONING DISTRICT AT 1801/1803 PARK VIEW DRIVE, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS A & B: Dave Mitchell is the owner of the duplex that is currently under construction on this lot and he would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately. A Certified Survey Map that divides the property is also included for your consideration.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONSIDER GVK PROPERTIES LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MEXICAN GROCERY STORE IN A B-3 HIGHWAY-ORIENTED BUSINESS ZONING DISTRICT AT 507 SOUTH BLVD, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: The applicants would like to open a Mexican Grocery Store in the vacant building at 507 South Blvd, (most recently occupied by the 3rd Street BarberShop), which is technically considered a change in use. Since this property is located in the Conditional Use Overlay District, all "new" uses are regulated as conditional uses.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REVIEW AND APPROVE A TWO LOT CSM FOR TIM & JESSICA HORN ON CTH T. REVIEW AND APPROVE A 2-LOT CERTIFIED SURVEY MAP FOR TIM & JESSICA HORN IN AN A-1 AGRICULTURAL TRANSITION ZONING DISTRICT, LOCATED IN THE 2600 BLOCK OF TAFT AVENUE (CTH T) BEING PART OF THE NW ¼ THE NW ¼ OF SECTION 30, T12N, R7E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM D: This Survey simply divides the existing property owner's 22.27 acres of land, which consists of two existing tax parcels, (one of which is a 1.02-acre one-lot CSM with a single-family residential dwelling with the remaining contiguous vacant 21.25 acre remnant), into two lots as shown on the CSM included in the packet.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.06 – *Certified Survey Map*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONSIDER MODIFYING THE GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PLANNED DEVELOPMENT PROCESS FOR DOUG & THERESA ATWELL AS PART OF THEIR CONTINUING CONVERSION OF THE FORMER SCHOOL ADMINISTRATION BUILDING TO A SINGLE-FAMILY RESIDENCE, LOCATED ON THE SOUTHWEST CORNER OF OAK STREET AND 2ND AVENUE, AT 101 2ND AVENUE, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM E: The applicants would like to modify their previously approved GDP/SIP (June 13, 2017) for their use of their property at 101 2nd Avenue. Their original GDP/SIP included a 2-car attached garage as a future addition to the principal structure. They would like to modify the GDP/SIP to make the addition a 3-car garage and add a swimming pool in the rear yard. They have provided a detailed site plan and building elevation for their proposed improvements and they are included in the packet. For reference sake, I also included their original site plan and building elevations.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council with a recommendation to approve, conditionally approve, or deny the modified GDP/SIP for this property.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT PROCESS FOR MENARDS, INC. FOR A SELF-SERVICE STORAGE ON THE VACANT 8-ACRES LOT ON THE SOUTH SIDE OF THEIR EXISTING FACILITY, LOCATED AT 1040 STATE RD 136, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM F: This is only the review of a preliminary concept plan. Should this project proceed, it will likely be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

The applicant is considering construction of a self-service storage facility on the vacant property they own on the south side of Menards. The applicant has provided a detailed description and preliminary site plan of their proposed use that are included in the packet.

COMPLIANCE/NONCOMPLIANCE:






Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

SUBJECT: REVIEW CONCEPTUAL DEVELOPMENT PLAN AND CONSIDER ESTABLISHING STREET NAMES FOR THE PROPOSED ROADWAYS IN THE IMPENDING SUBDIVISION PLAT ON THE FORMER JACKSON FARM PROPERTY, LOCATED IN THE 1600 BLOCK OF 8TH STREET (STH 33), IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM G: As part of the ongoing planning and design for this new residential subdivision, there is a need to establish street names for the proposed roadways. The City is the subdivider and pursuant to Chapter 18 - Subdivision and Platting, the subdivider is encourage to consult with the Plan Commission about their plan. The Commission has previously reviewed and approved the conceptual development plan for this property, a copy of which is included in the packet, and it is now time to assign names to the proposed roadways. The Developer has deferred the naming of the streets to the City. The north-south roadways in the “neighborhood” include Jefferson, Washington, Lincoln, Taft and it has been suggested that it may be worth continuing that apparent naming convention and name the new north-south roadways after other former Presidents. The two east-west roadways align very closely with the easterly extensions of 6th Street and 3rd Street and it has been suggested that the numbered street naming convention be continued, much in the way it was in the Pleasant View and Rolling Meadows subdivision east of Taft Avenue (CTH T).

ACTION: Recommend Street Names for the proposed roadways in the impending subdivision plat on the former Jackson property.

200	Feet
-----	------

A.

As prepared by:

GROTHMAN & ASSOCIATES S.C.
 PROFESSIONAL SERVICES

 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53801
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)
G & A FILE NO. **1221-746**

DRAFTED BY: T. KASPER

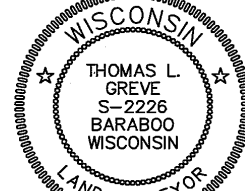
CHECKED BY: TG

PROJ. 316-109

DWG. 1221-746

SHEET 1 OF 3

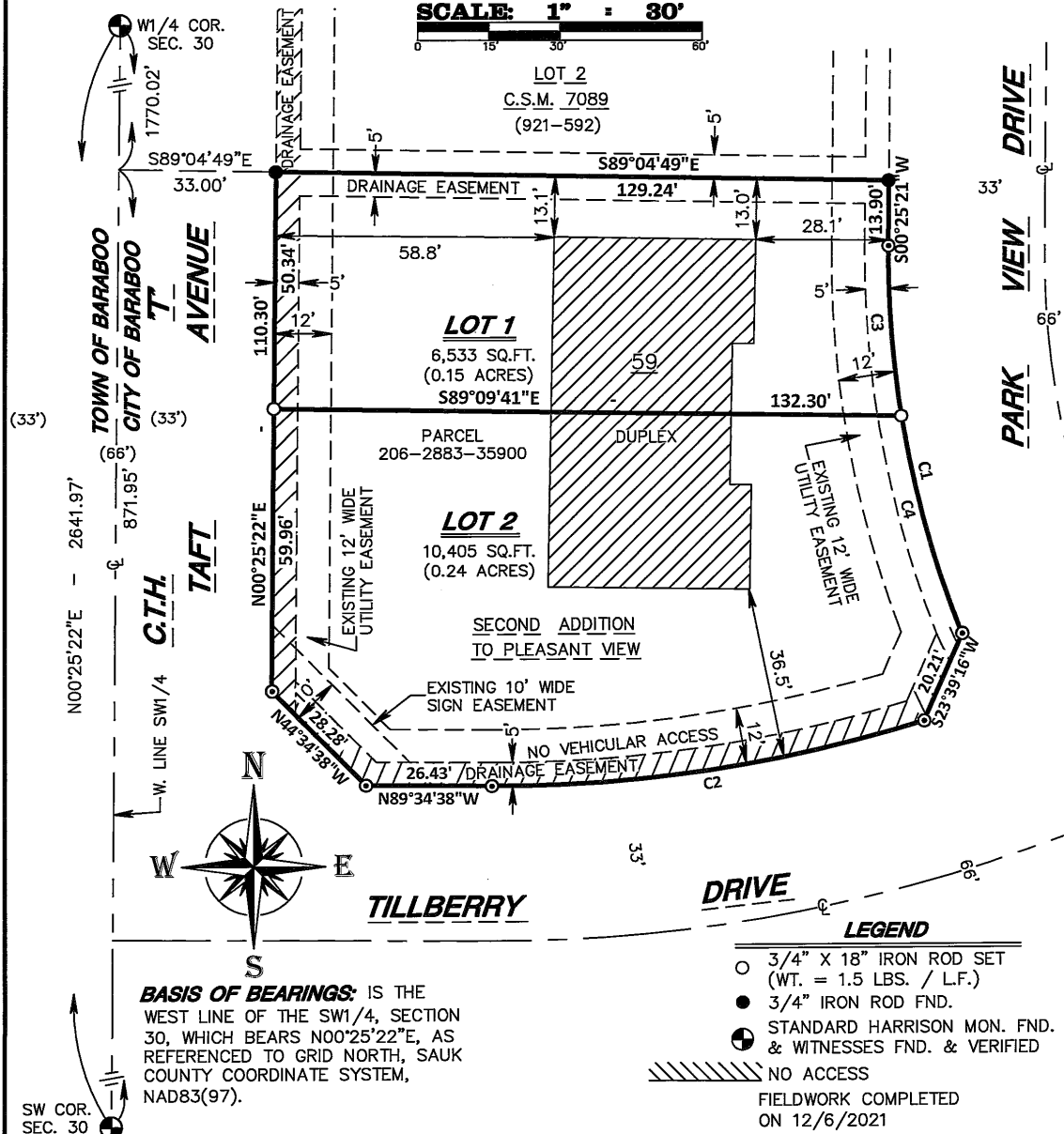
SEAL:


 Thomas L. Greve
 12/17/2021

SAUK COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

Volume _____, Page _____

LOT 59, SECOND ADDITION TO PLEASANT VIEW, LOCATED IN THE FRACTIONAL W1/2 OF THE SW1/4, SECTION 30, TOWN 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN
 CONTAINING: 16,938 SQ.FT. - 0.39 ACRES

SCALE: 1" = 30'
 0 15 30 60

OWNER/CLIENT: D MITCHELL LLC
 P.O. BOX 102
 BARABOO, WI 53913

As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1221-746

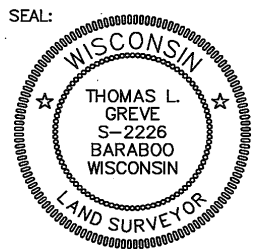
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 316-109

DWG. 1221-746 SHEET 2 OF 3

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

LOT 59, SECOND ADDITION TO PLEASANT VIEW, LOCATED IN THE FRACTIONAL W1/2 OF THE SW1/4, SECTION 30, TOWN 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

CONTAINING: 16,938 SQ.FT. - 0.39 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **D Mitchell LLC**, I have surveyed, monumented, mapped and divided Lot 59, Second Addition to Pleasant View located in the fractional West half of the Southwest Quarter of Section 30, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Beginning at the Northwest corner of Lot 59, Second Addition to Pleasant View, said point being in the East right-of-way line of Taft Avenue;
thence South 89°04'49" East along the North line of Lot 59, 129.24 feet to the Northeast corner of Lot 59, said point being in the West right-of-way line Park View Drive;
thence South 00°25'21" West along the East line of Lot 59 and the West right-of-way line of Park View Drive, 13.90 feet;
thence Southeasterly along a 216.34 foot radius foot curve to the left in the East line of Lot 59 and the West right-of-way line of Park View Drive having a central angle of 22°25'13" and whose long chord bears South 10°47'15.5" East, 84.12 feet;
thence South 23°39'16" West along the East line of Lot 59 and the West right-of-way line of Park View Drive, 20.21 feet;
thence Southwesterly along a 300.00 foot radius foot curve to the right in the South line of Lot 59 and the North right-of-way line of Tillberry Drive having a central angle of 17°41'50" and whose long chord bears South 81°34'27" West, 92.29 feet;
thence North 89°34'38" West along the South line of Lot 59 and the North right-of-way line of Tillberry Drive, 26.43 feet;
thence North 44°34'38" West along the South line of Lot 59 and the North right-of-way line of Tillberry Drive, 28.28 feet;
thence North 00°25'22" East along the West line of Lot 59 and the East right-of-way line of Taft Avenue, 110.30 feet to the point of beginning.
Containing 16,938 square feet (0.39 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.



THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: December 17, 2021

File No.: 1221-746

C1	C2	C3	C4
DELTA = 22°25'13"	DELTA = 17°41'50"	DELTA = 09°39'02"	DELTA = 12°46'11"
ARC = 84.66	ARC = 92.66	ARC = 36.44	ARC = 48.22
RAD = 216.34	RAD = 300.00	RAD = 216.34	RAD = 216.34
BEARING = S10°47'15.5"E	BEARING = S81°34'27"W	BEARING = S04°24'09"E	BEARING = S15°37'07"E
DIST = 84.12	DIST = 92.29	DIST = 92.29	DIST = 48.12

OWNER/CLIENT: D MITCHELL LLC
P.O. BOX 102
BARABOO, WI 53913

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7768 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1221-746

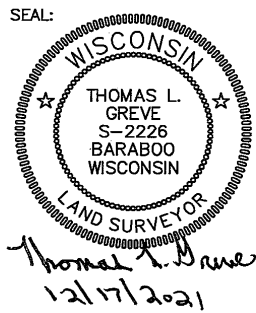
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 316-109

DWG. 1221-746 SHEET 3 OF 3

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**LOT 59, SECOND ADDITION TO PLEASANT VIEW, LOCATED IN THE FRACTIONAL W1/2 OF THE SW1/4,
SECTION 30, TOWN 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN**

CONTAINING: 16,938 SQ.FT. — 0.39 ACRES

PLAN COMMISSION RESOLUTION

RESOLVED that this Certified Survey Map in the City of Baraboo, Sauk County, Wisconsin is hereby approved by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the City of Baraboo,

Wisconsin, this _____ day of _____, 20_____.

City Clerk

Date

OWNER/CLIENT: D MITCHELL LLC
P.O. BOX 102
BARABOO, WI 53913

Create Mailing Labels



Select or search for a feature in the map

▼ 206-3382-00000 X Q



Apply a search distance

200

Feet

Addressee Layer

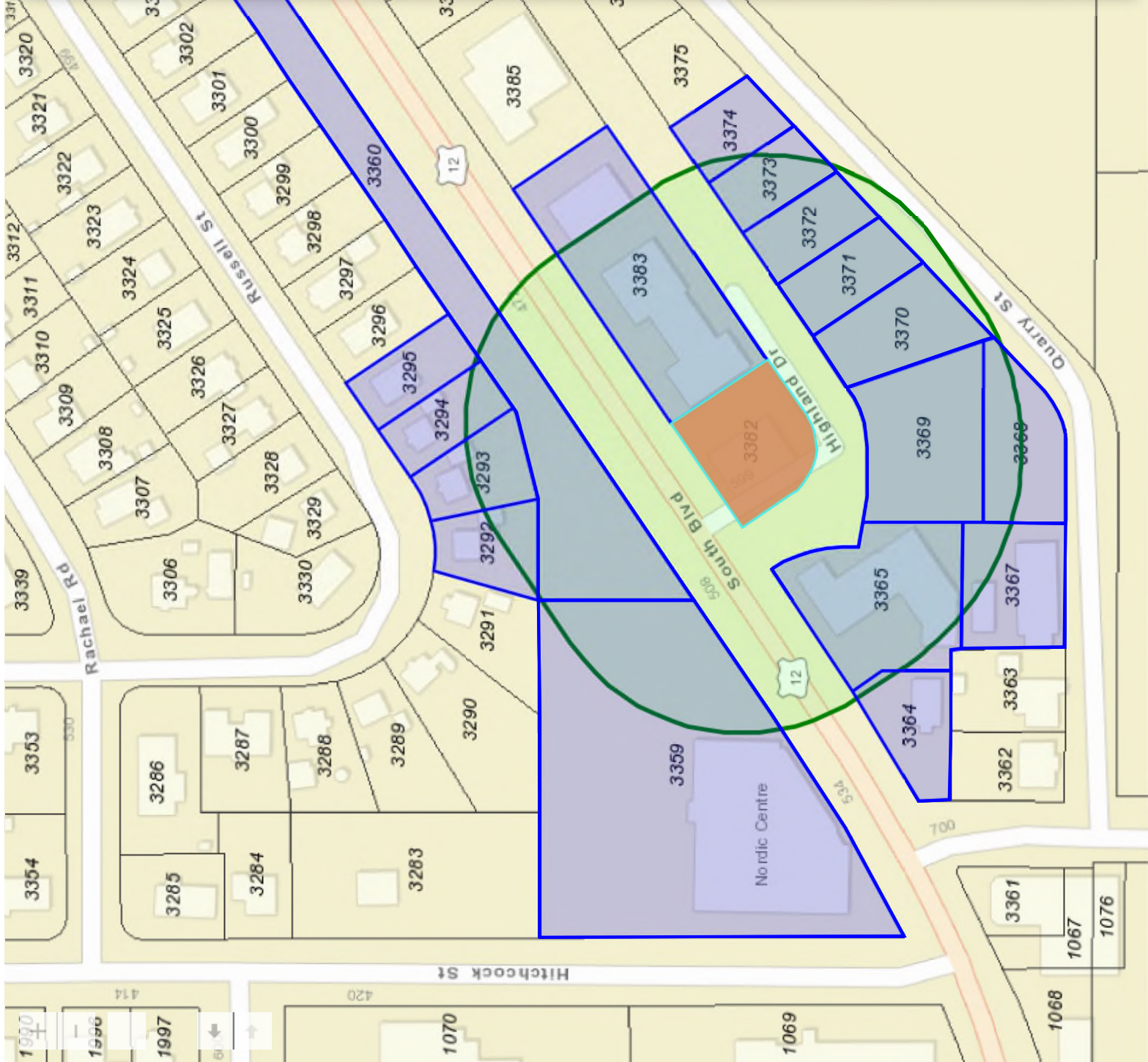
Tax Parcel Owners

Format

Comma-separated values (CSV)

18 addressees found; do you want to continue?

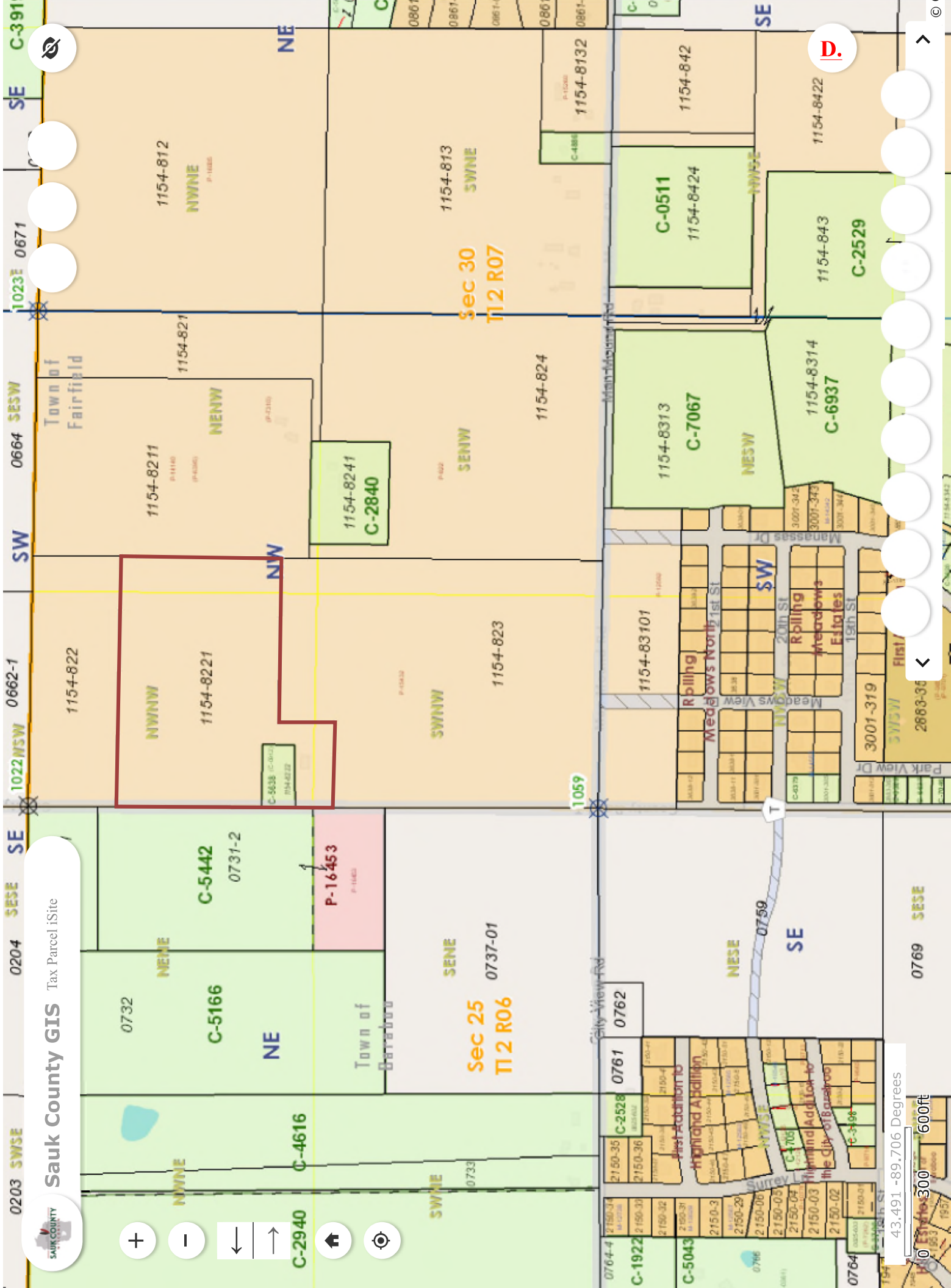
Download



507 South Blvd.

Image Date 09/2019





Sauk County GIS Tax Parcel iSite

Map navigation controls including zoom in (+), zoom out (-), pan arrows, and a home button.

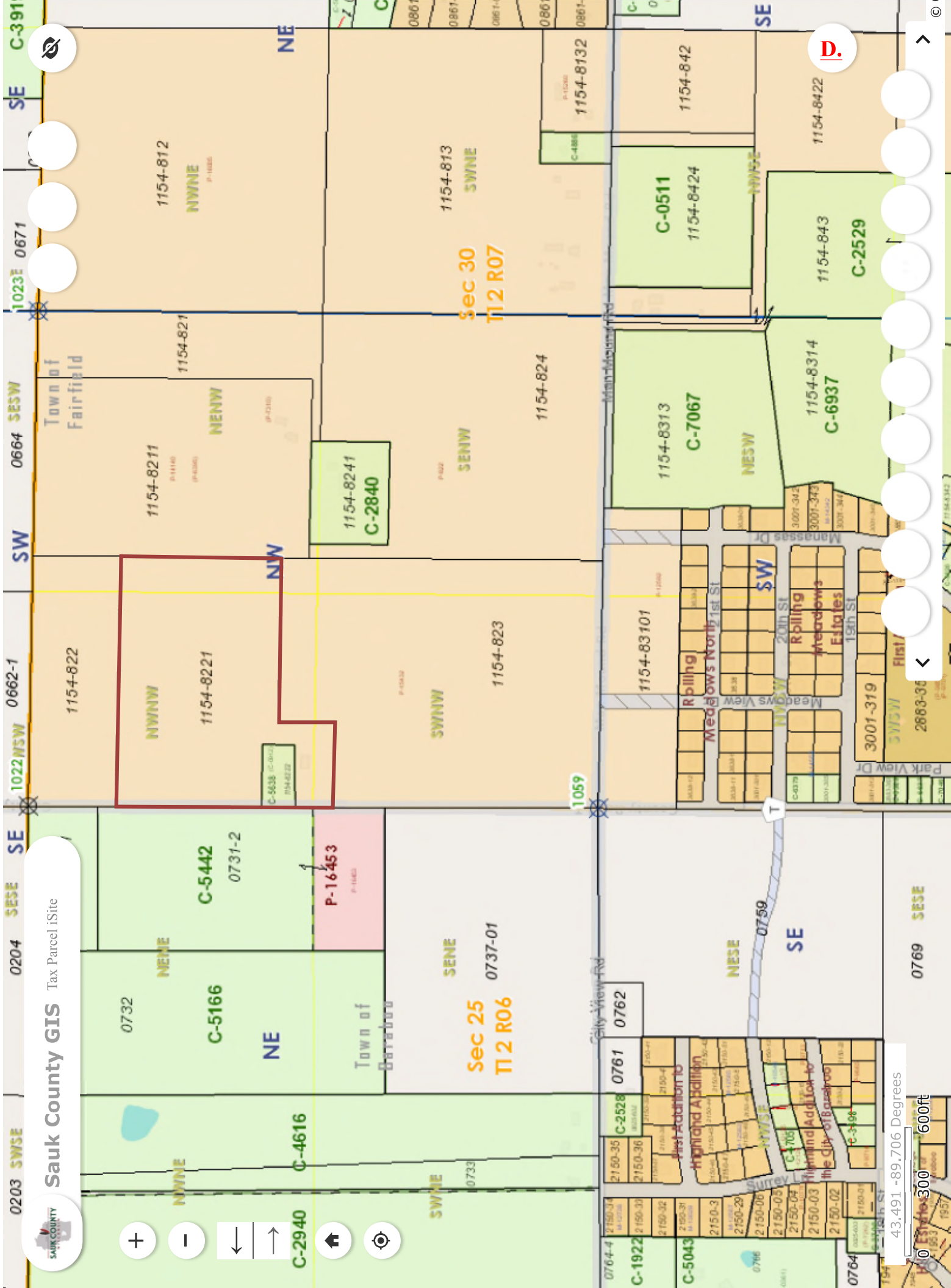
43.491 - 89.706 Degrees

600ft

D.

Sec 25
T12 R06

Sec 30
T12 R07



RIVER VALLEY LAND SURVEYING

DANIEL MARKS - PHONE (608)643-4391
721 KENNEDY STREET - SAUK CITY - WI - 53583

PREPARED FOR:
Linda Statz
2606 Taft Ave
Baraboo, WI 53913

PREPARED FOR:
Linda Statz
2606 Taft Ave
Baraboo, WI 53913

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND INCLUDING ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 912 AND ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5638 LOCATED IN THE NE1/4 OF THE NW1/4 AND FRACTIONAL W1/2 OF THE NW1/4 OF SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

2312.94' - Total
S 88°58'53" E
 North line of NW1/4

1308.97' - North line of NE-NW

1003.97'
S 89°00'41" E

165.00'
1143.97'
 3/4" Iron rod found located N 22°56'00" W, 0.91' from computed corner location.

1166.68'
 (1166.78')

744.49'
 (743.98')

766.67'
 (766.88')

S 00°22'37" W
 (S 00°16'20" W)

126.09'
 S 00°22'37" W

1229.41'
 N 00°03'28" E

126.00'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

409.57'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

2644.98' - Total
 Lot 1 - CSM 2669

1006.00'
 Lot 1 - CSM 5442

33.00'
 (S 89°04'37" E)
S 89°00'41" E

395.70'
S 89°00'41" E

362.70'
 880.00'

395.94'
 (N 89°04'37" W - 396.02')

353.94'
 N 88°59'06" W

261.81'
 (S 00°01'34" E - 261.81')

618.37'
 S 00°02'32" W

1133.68'

1166.68'

744.49'
 (743.98')

766.67'
 (766.88')

S 00°22'37" W
 (S 00°16'20" W)

126.09'
 S 00°22'37" W

1229.41'
 N 00°03'28" E

126.00'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

409.57'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

2644.98' - Total
 Lot 1 - CSM 2669

1006.00'
 Lot 1 - CSM 5442

33.00'
 (S 89°04'37" E)
S 89°00'41" E

395.70'
S 89°00'41" E

362.70'
 880.00'

395.94'
 (N 89°04'37" W - 396.02')

353.94'
 N 88°59'06" W

261.81'
 (S 00°01'34" E - 261.81')

618.37'
 S 00°02'32" W

1133.68'

1166.68'

744.49'
 (743.98')

766.67'
 (766.88')

S 00°22'37" W
 (S 00°16'20" W)

126.09'
 S 00°22'37" W

1229.41'
 N 00°03'28" E

126.00'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

409.57'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

2644.98' - Total
 Lot 1 - CSM 2669

1006.00'
 Lot 1 - CSM 5442

33.00'
 (S 89°04'37" E)
S 89°00'41" E

395.70'
S 89°00'41" E

362.70'
 880.00'

395.94'
 (N 89°04'37" W - 396.02')

353.94'
 N 88°59'06" W

261.81'
 (S 00°01'34" E - 261.81')

618.37'
 S 00°02'32" W

1133.68'

1166.68'

744.49'
 (743.98')

766.67'
 (766.88')

S 00°22'37" W
 (S 00°16'20" W)

126.09'
 S 00°22'37" W

1229.41'
 N 00°03'28" E

126.00'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

409.57'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

2644.98' - Total
 Lot 1 - CSM 2669

1006.00'
 Lot 1 - CSM 5442

33.00'
 (S 89°04'37" E)
S 89°00'41" E

395.70'
S 89°00'41" E

362.70'
 880.00'

395.94'
 (N 89°04'37" W - 396.02')

353.94'
 N 88°59'06" W

261.81'
 (S 00°01'34" E - 261.81')

618.37'
 S 00°02'32" W

1133.68'

1166.68'

744.49'
 (743.98')

766.67'
 (766.88')

S 00°22'37" W
 (S 00°16'20" W)

126.09'
 S 00°22'37" W

1229.41'
 N 00°03'28" E

126.00'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

409.57'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

2644.98' - Total
 Lot 1 - CSM 2669

1006.00'
 Lot 1 - CSM 5442

33.00'
 (S 89°04'37" E)
S 89°00'41" E

395.70'
S 89°00'41" E

362.70'
 880.00'

395.94'
 (N 89°04'37" W - 396.02')

353.94'
 N 88°59'06" W

261.81'
 (S 00°01'34" E - 261.81')

618.37'
 S 00°02'32" W

1133.68'

1166.68'

744.49'
 (743.98')

766.67'
 (766.88')

S 00°22'37" W
 (S 00°16'20" W)

126.09'
 S 00°22'37" W

1229.41'
 N 00°03'28" E

126.00'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

409.57'
 S 00°03'28" W
 (S 00°01'34" E - 409.80')

2644.98' - Total
 Lot 1 - CSM 2669

1006.00'
 Lot 1 - CSM 5442

2312.94' - Total
S 88°58'53" E

1308.97' - North line of NE-NW

1003.97'

165.00

1143.97'

Broken standard Harrison monument found -
at the north 1/4 corner of Section 30.
Witness ties verified.

NE-NW

PS by Greve

Unplatted Land

M

(c)

5

10

—s—

1

South line of NE-NW

SE-NW

Lot 1 - CSM 2840

SHEET 1 OF 4

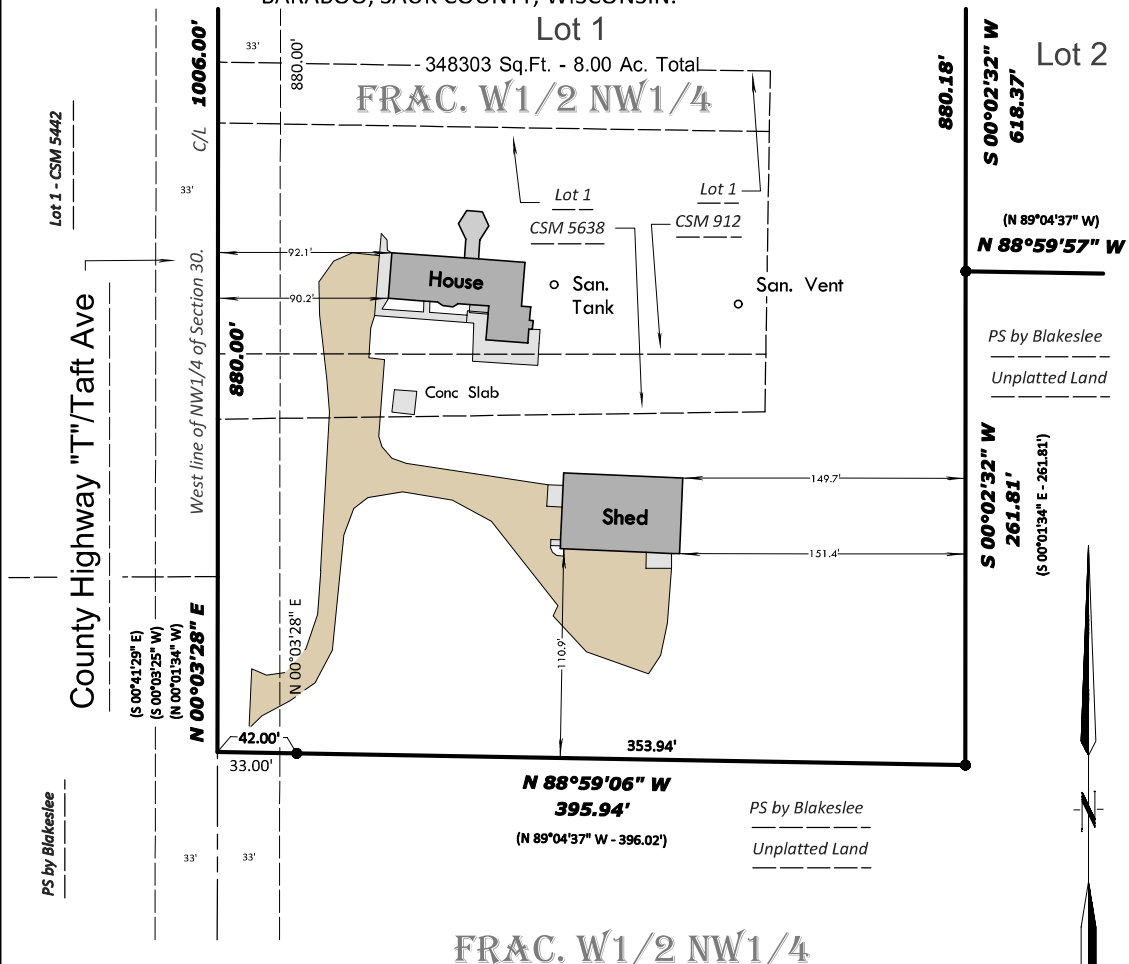
A circular red ink seal of a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two stars. The center of the seal contains the text "DANIEL A. MARKS", "5-3024", "MADISON", and "WI" in descending order.

1/2/2022

1/2/2022
Daniel M

CERTIFIED SURVEY MAP

A PARCEL OF LAND INCLUDING ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 912 AND ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5638 LOCATED IN THE NE1/4 OF THE NW1/4 AND FRACTIONAL W1/2 OF THE NW1/4 OF SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.



Legend and Notes

- ⊗ Denotes PLSS Monument found.
- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- ⦿ Denotes 1" inside diameter iron pipe found.

- 1.) Bearings are grid based on the Sauk County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The west line of the NW1/4 of Section 30 bears N 00°03'28" E.
- 2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3.) When different, recorded bearings and distances are shown in parentheses.
- 4.) Field work completed 12/29/2021.



1/2/2022

0' 80' 160'



Scale 1" = 80'

Daniel Marks

CERTIFIED SURVEY MAP
PARCEL OF LAND INCLUDING ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY
MAP NO. 912 AND ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO.
5638 LOCATED IN THE NE1/4 OF THE NW1/4 AND FRACTIONAL W1/2 OF THE
NW1/4 OF SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Daniel Marks, Professional Land Surveyor, do hereby certify: That I have surveyed, divided, mapped and monumented a parcel of land including all of Lot 1 of Sauk County Certified Survey Map No. 912 and all of Lot 1 of Sauk County Certified Survey Map No. 5638 located in the NE1/4 of the NW1/4, Fractional W1/2 of the NW1/4 of Section 30, T12N, R7E, City of Baraboo, Sauk County, Wisconsin more particularly described as follows:

Commencing at a Standard Harrison monument at the northwest corner of the fractional W1/2 of the NW1/4 of said Section 30; thence S00°03'28"W along the west line of said fractional W1/2 of the NW1/4 and the centerline of County Highway "T"/Taft Avenue, 409.57 ft. (recorded as S00°01'34"E, 409.80 ft.) to the point of beginning; thence S89°00'41"E, 1,166.68 ft. (recorded as S89°04'37"E, 1,166.78 ft.) to a 3/4" solid round iron rod; thence S00°22'37"W, 744.49 ft. (recorded as S00°16'20"W, 743.98 ft.) to a 3/4" solid round iron rod; thence N88°59'57"W, 766.67 ft. (recorded as N89°04'37"W, 766.88 ft.) to a 3/4" solid round iron rod; thence S00°02'32"W (recorded as S00°01'34"E), 261.81 ft. to a 3/4" solid round iron rod; thence N88°59'06"W, 395.94 ft. (recorded as N89°04'37"W, 396.02 ft.) to the west line of the NW1/4 of said Section 30 and the centerline of County Highway "T"/Taft Avenue; thence N00°03'28"E (recorded as N00°01'34"W, S00°03'25"W and S00°41'29"E) along said west line and said centerline, 1,006.00 ft. to the point of beginning.

That I have made such survey and land division under the direction of Linda Statz.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 per AE-7.05(8) and all of the provisions of the Village's subdivision and land regulations.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and subdivision thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 2nd day of January, 2022.

Daniel Marks, Professional Land Surveyor S-3024



OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented. We also certify that this certified survey map is required to be submitted to the following for approval: City of Baraboo

Linda J. Statz

STATE OF WISCONSIN)

Personally came before me this _____ day of _____, 2022, the above named Linda J. Statz to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission expires on _____

CERTIFIED SURVEY MAP
PARCEL OF LAND INCLUDING ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY
MAP NO. 912 AND ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO.
5638 LOCATED IN THE NE1/4 OF THE NW1/4 AND FRACTIONAL W1/2 OF THE
NW1/4 OF SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY,
WISCONSIN.

PLAN COMMISSION RESOLUTION

Resolved that this certified survey map, located in the City of Baraboo, Sauk County, Wisconsin, is hereby approved for recording by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the City of Baraboo, Wisconsin, this _____ day of _____, 2022.

City Clerk



1/2/2022

Daniel Marks

Original GDP approved 06-13-2017

NBO - 1

The City of Baraboo, Wisconsin

Background: The Plan Commission reviewed the conceptual development plan at their February 21st, 2017 meeting and expressed no objection relative to the proposed use. The Plan Commission reviewed the proposed General Development Plan (GDP) and Specific Implementation Plan (SIP) at their April 18th, 2017 meeting. Doug Atwell & Teresa Hoffman explained that they had recently purchased the former School Administration Building at 101 2nd Avenue in Baraboo and would like to convert it to a single-family residence. The underlying B-1 zoning district does not allow a residence as either a permitted or a conditional use so they proposed to re-zone the property with a Planned Development overlay district since there are several other residential uses on the same block. They are not proposing any significant changes to the building envelope or the exterior appearance but they do plan to renovate the interior. They provided a detailed site plan and exterior elevations of the existing building to show their intentions. Since this request pertains to a fully-developed site and the existing buildings will remain, the applicant submitted a combined GDP and SIP that consisted of a site plan, a floor plan, and photos of the proposed exterior improvement.

The Plan Commission reviewed the GDP/SIP at their April 18th meeting and voted unanimously to forward it to the Council for rezoning with a favorable recommendation to approve the combined GDP/SIP.

This Planned Development, if approved, will grant permission to the applicants to convert the existing commercial building at 101 2nd Ave to a single-family residence.

Fiscal Note: (check one) ☒ Not Required ☐ Budgeted Expenditure ☐ Not Budgeted **Comments:**

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DOES ORDAIN AS FOLLOWS:

1. Section 17.18(4)(d), Code of Ordinances, is amended as follows:

17.18 ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF ZONING DISTRICT MAP

(4) DISTRICT BOUNDARIES AND MAP AMENDMENTS.

- (d) Planned Unit Developments. The following Planned Unit Developments are approved and incorporated into the zoning map: 2017-02.

2. The attached General Development Plan / Specific Implementation Plan is approved as Planned Unit Development 2017-02.
3. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the ____ day of ____, 2017, and is recorded on page __ of volume ____.

City Clerk: _____

Original GDP approved 06-13-2017

GENERAL DEVELOPMENT PLAN (GDP) / SPECIFIC IMPLEMENTATION PLAN (SIP) FOR THE PROPERTY ON THE SOUTHWEST CORNER OF OAK STREET AND 2ND AVENUE IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN, TO BE ZONED AS A PLANNED UNIT DEVELOPMENT

Doug Atwell & Teresa Hoffman have requested that the property on the Southwest corner of Oak Street and 2nd Avenue be rezoned as a Planned Unit Development (PUD) under the City of Baraboo's Zoning Code upon the following General Development Plan submitted for approval pursuant to §17.36B(7), of the Baraboo Code of Ordinances:

1. The real property involved in this General Development Plan (GDP) consists of that property located at 101 2nd Avenue, and more particularly described as follows:

Tax Parcel 206-1651-00000

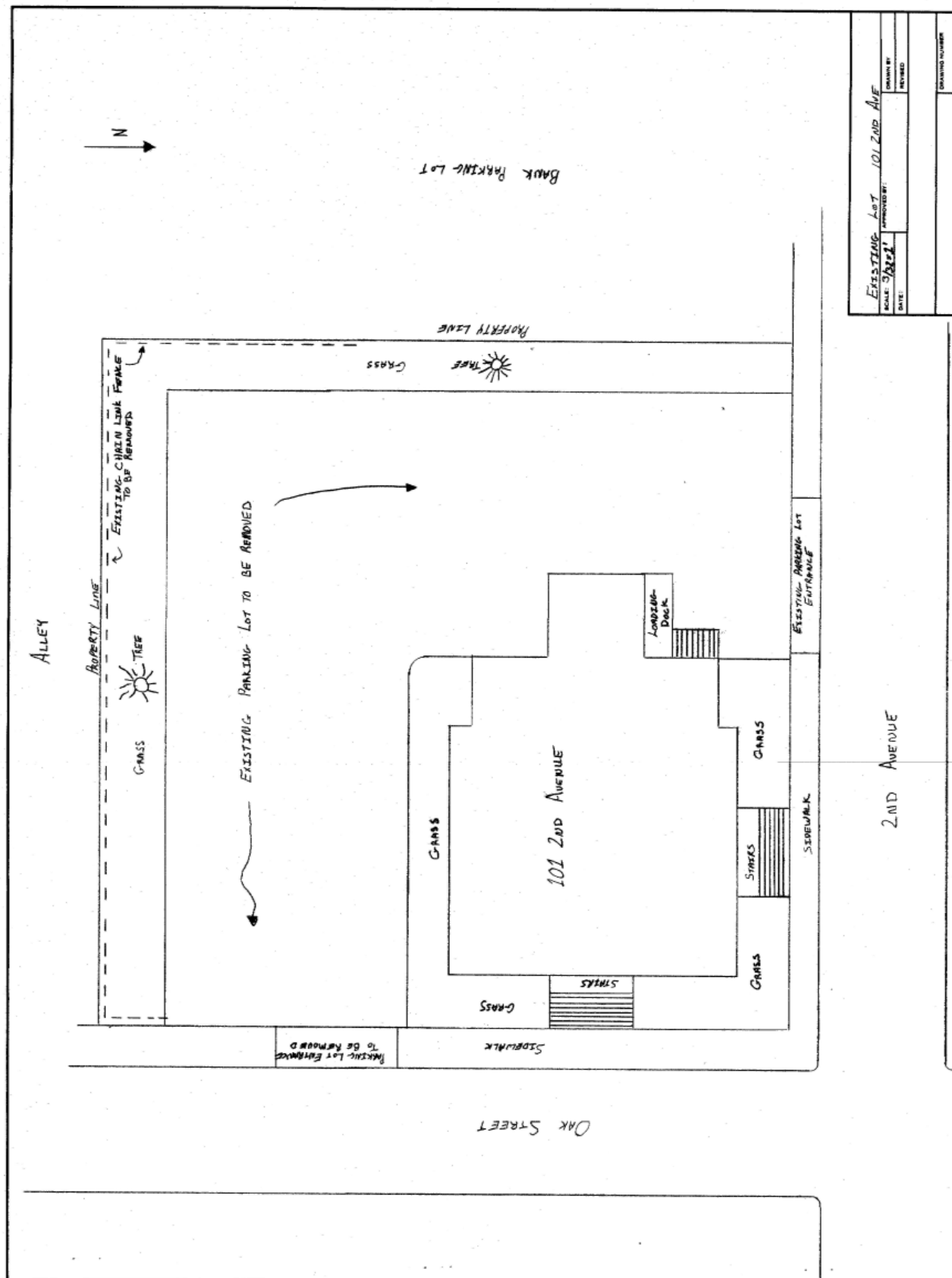
A parcel of land located in the SE¼ of the SE¼ of Section 35, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, described as follows:

Lots 1 & 2 in Block 39 of the City of Baraboo, formerly Adams, Sauk County, Wisconsin.

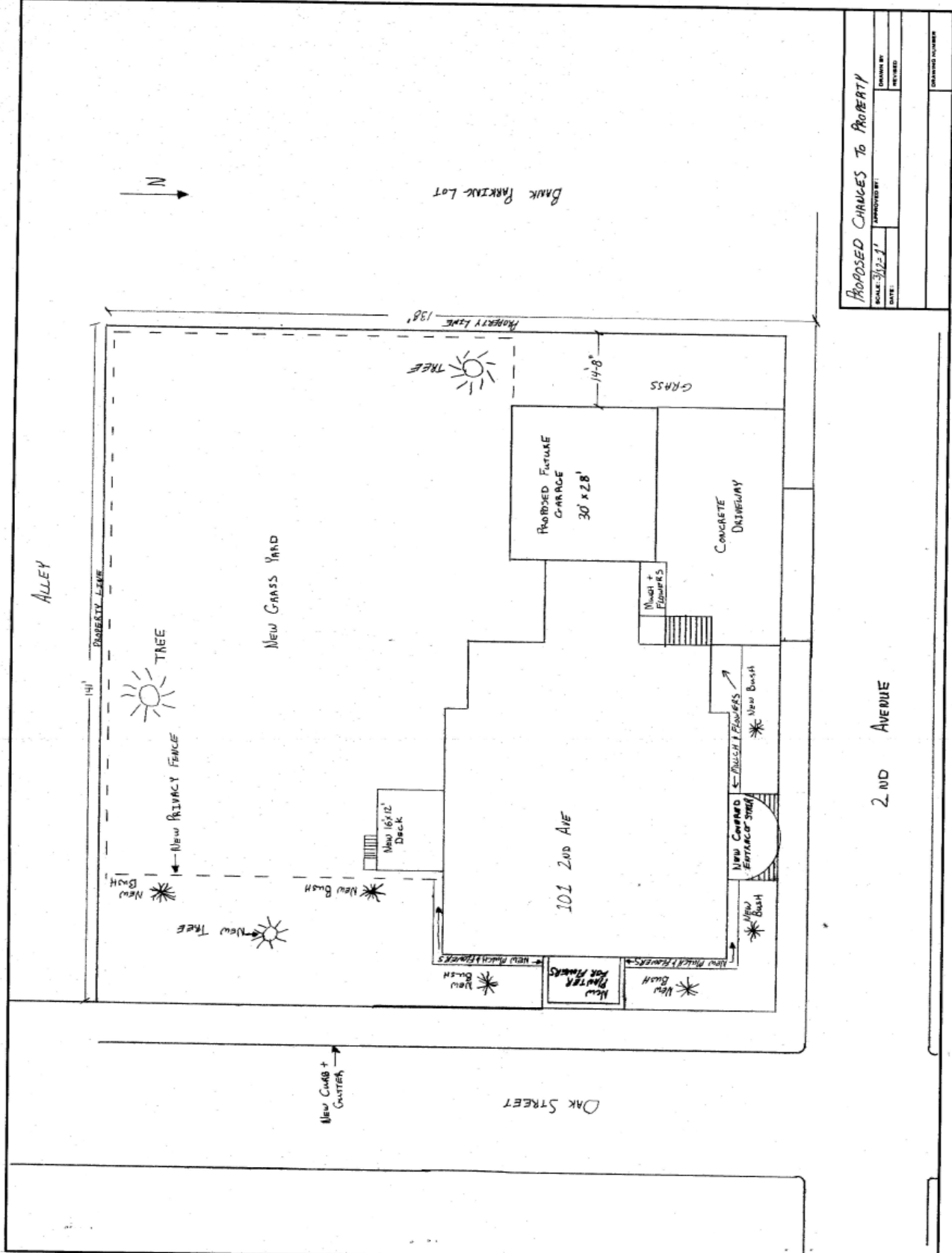
Said parcel contains 0.40 acres more or less.

2. The existing property contains one building.
3. The property is presently zoned B-1 Central Business. The specific intention of the petitioner is to convert the existing building, which was previously the Baraboo School District's Administration Building, into a single-family residence and construct an attached garage.
4. The property is specifically approved for use as a single-family residence. The building footprint and exterior appearance of the building will be maintained and an attached garage, with an exterior appearance that will match the existing building, will be constructed as shown on the documentation provided by the applicant and attached to this document. The use of the property and the location of the building shall not be changed from such use without the modification of this GDP and subsequent approval by the City's Common Council.
5. This GDP is also accepted as the Specific Implementation Plan (SIP) for the property.
6. The terms of the GDP / SIP shall be covenants running with the land, and applicable not only to the petitioner, but to any and all subsequent owners as well.

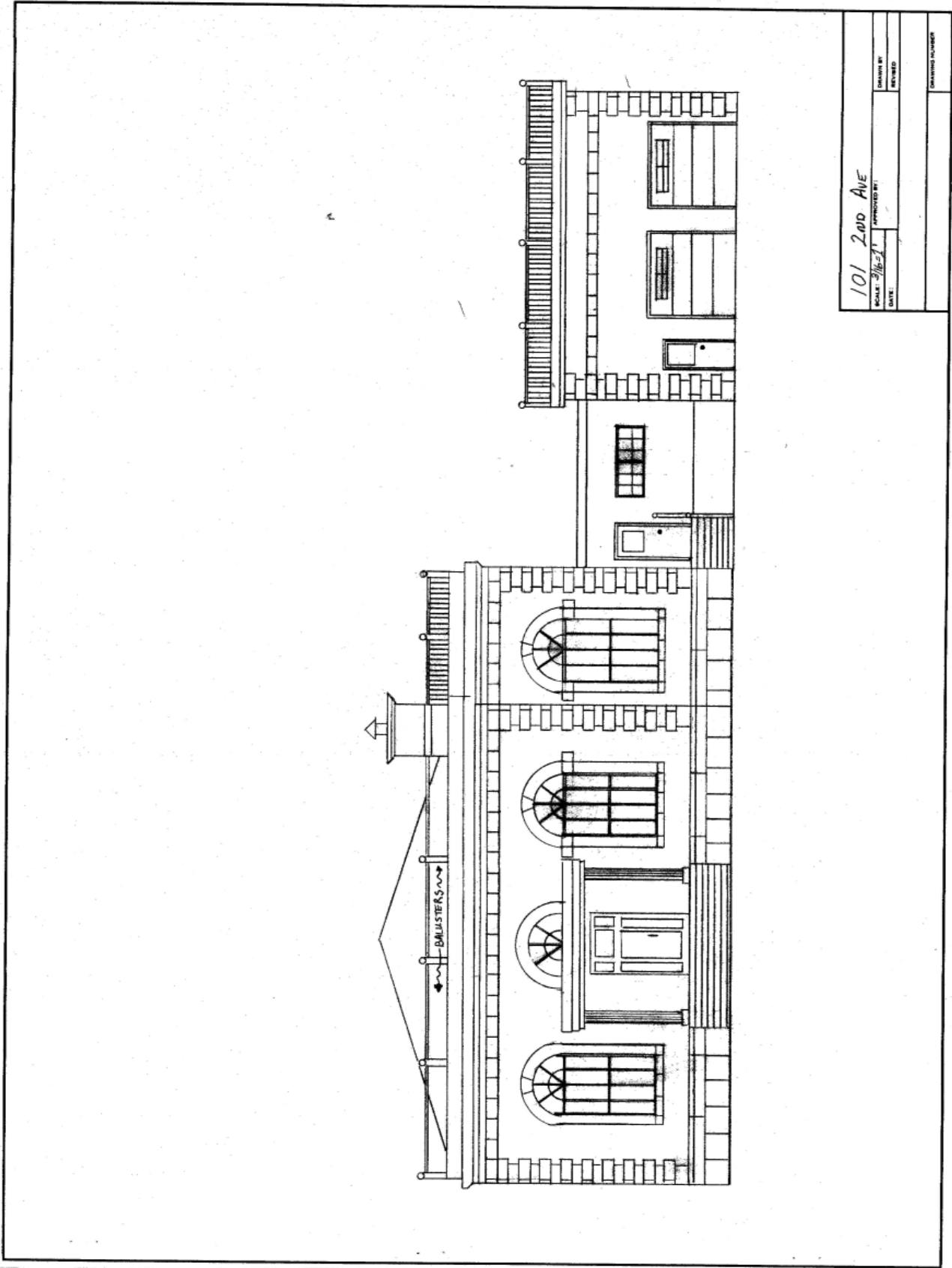
Original GDP - Existing Site Plan approved 06-13-2017



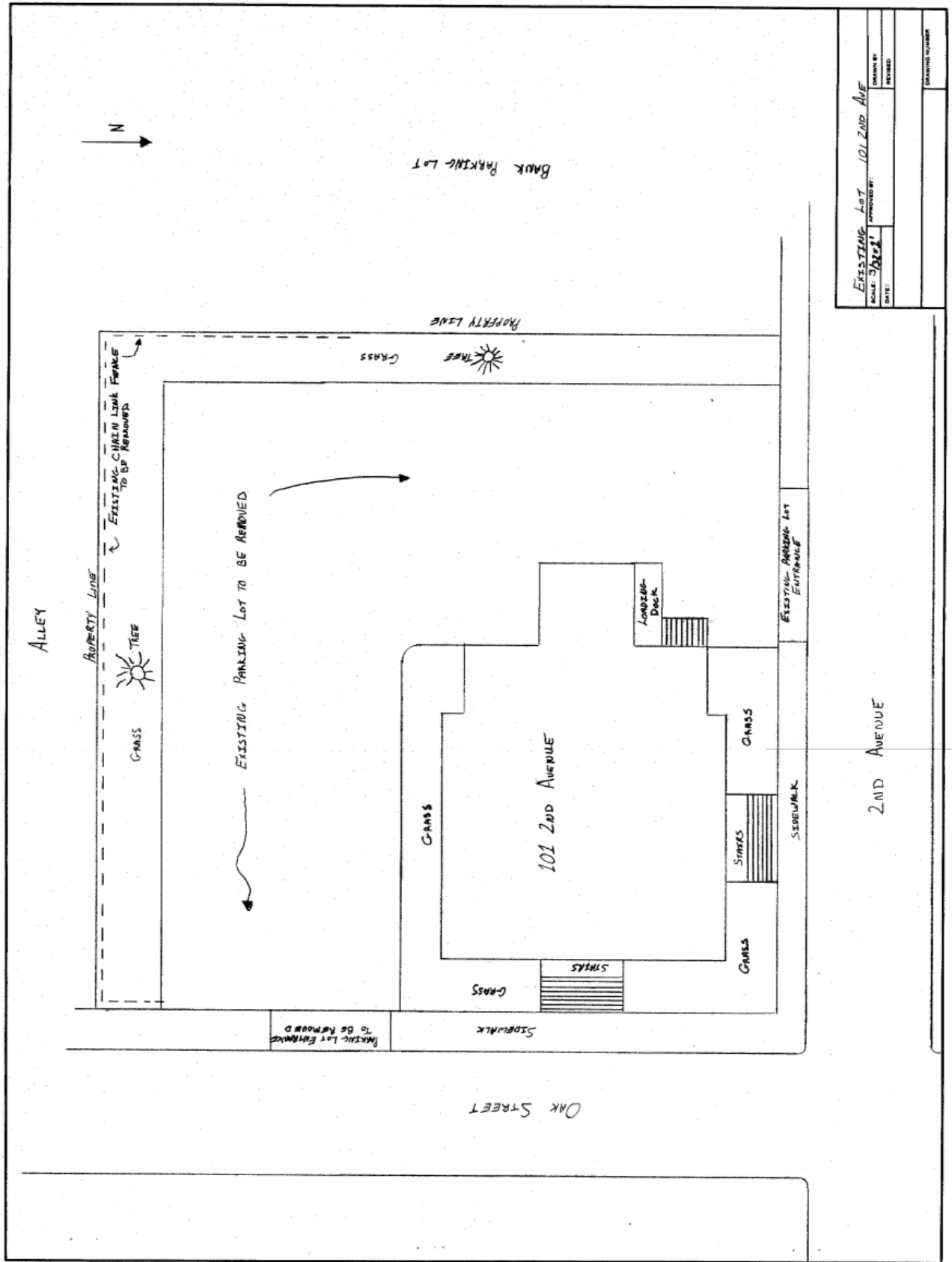
Original GDP - Proposed Site Plan approved 06-13-2017



Original GDP - North Elevation approved 06-13-2017



MODIFIED GDP/SIP - Existing Site Plan

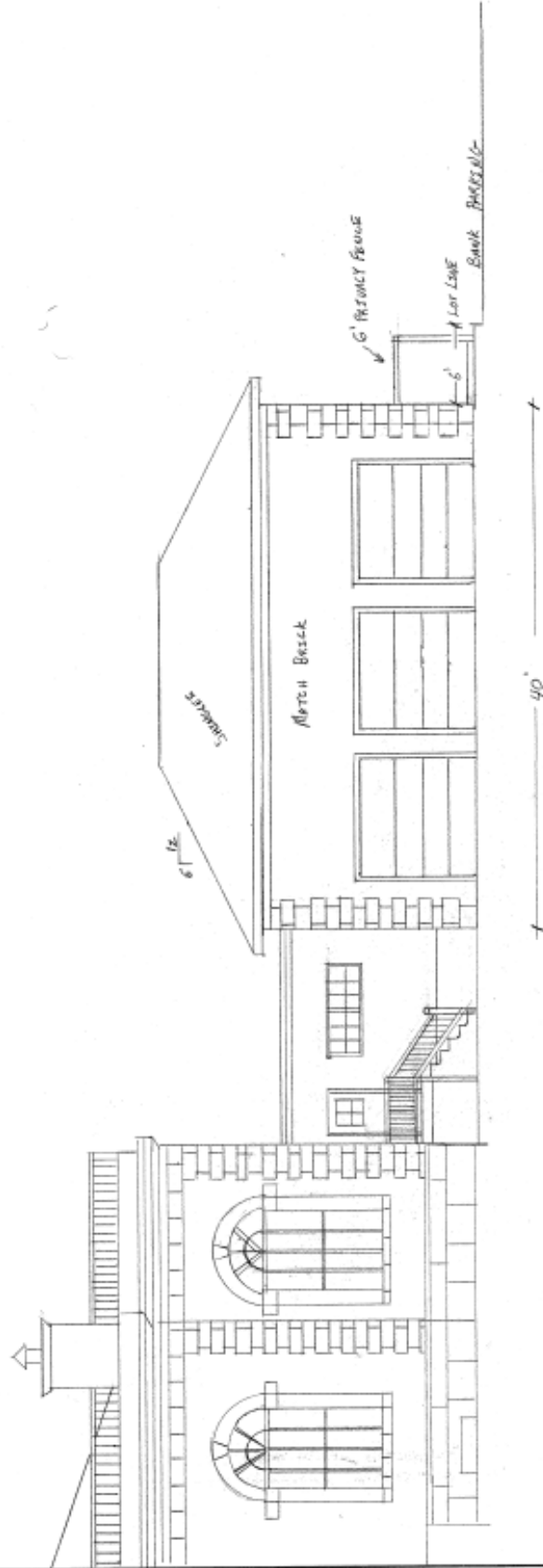


ALLEY



APPROVED BY:		DATE:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:	APPROVED BY:	DATE:
--------------	--	-------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------	--------------	-------

MODIFIED GDP/SIP - North Elevation



SCALE		APPROVED BY	DATE
DATE		DATE	DATE
DRAWING NUMBER		DRAWING NUMBER	

January 4, 2022

RE: Menards Self Storage Proposal

Dear Mr. Pinion,

Menard, Inc. is submitting a proposal to create a Planned Development Overlay on the 8.1 acre lot south of the Baraboo Menards store. Menards has owned this land for over 17 years and it has not developed as a commercial property in that time. As the retail world has changed it is clear that the 8 acre lot is not an ideal location for a commercial business. Small outlot development is still strong and large retail development does occur but less frequently. Menards is proposing a solution that allows Menards to develop that property, create a new business operated by Menards, and continue to sell/develop the commercial outlots in front of the store.

Menards is requesting the PUD overlay to allow the construction of a Menards operated self storage facility on that lot. This lot really is ideal for a self storage type use. The lot is not adjacent to any major roadway. The property is over 1,200 feet from Highway 12 to the west and the Teel Plastics building completely blocks the view of this lot. The proposed storage lot is over 300 feet from Highway 136 to the east and a yet to be developed outlot building will screen the storage from that direction. This facility is not intended to be large scale like the local U-Haul or Secure Storage facilities.

A major component to the Menards retail store is storage. The entire 4 acre lumber yard and 50,000 sq ft warehouse building is dedicated to the storage of materials sold by Menards. The intent is to match that storage type use on a smaller scale to individual renters. It is important to remember that Menards is the operator of this storage facility. Menards operates several storage facilities around the Midwest right out of the corporate real estate office. The same care and attention given to the Menards retail store is applied to the storage facility. The investment does increase the value of that property and additional local employees are used to run the facility.

I have included the site plan of the proposed facility. The facility is completely enclosed with a key code gate and receives the same security that the Menards store receives. Also included in this package is photographs of another Menards storage facility building using the same materials and a similar design. Every component of the facility is designed to be compatible with the Menards retail store. Access to the storage facility is from the private Menards yard entrance drive. The setback from Mine Road is 25 feet per code for any building. The storage buildings are smaller in size than the existing Menards warehouse building. The traffic to the site is light and does not change the traffic pattern around the store or to the highway. The utilities and stormwater are utilizing the existing features already constructed nearby. As shown on the site plan 95 feet has been left between the existing Menards fence and the storage facility. This is to accommodate any future Menards expansions without impacting the storage facility.

Baraboo is growing at a rate never seen before, which is good for the city and good for the businesses. A large component of population growth and the increase in people moving around is a place to store their stuff. Menards has experienced the same situation at other storage facilities around the Midwest



and learned it is better to work with the cities to design a facility that works with the desires of the city while still providing a service that is in demand. The side effect of not planning for storage is the large sprawling facilities outside the city limits that are not attractive and poorly operated.

Menards appreciates your review and consideration of this request and we look forward to taking the next steps in the review process. Please reach out with any questions or comments on the proposal. Thank you.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over a faint horizontal line.

Tyler Edwards

Real Estate Representative

Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703

O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com



Menards Self-Storage
Eau Claire, WI
09/29/2015

Eau Claire Self Storage
Eau Claire, WI
10/10/2019



